

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE CITY'S ONE-YEAR ACTION PLAN FOR FEDERAL FUNDS FOR FISCAL YEAR 2012/2013, WHICH INCLUDES THE BUDGETS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, THE HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM AND THE FISCAL YEAR 2011-2012 STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM; AUTHORIZING THE CITY MANAGER TO MAKE MINOR NON-SUBSTANTIVE CHANGES TO THE ONE-YEAR ACTION PLAN OR RESULTING AGREEMENTS BEFORE EXECUTION (WHICH MAY BE IDENTIFIED DURING THE FINALIZATION AND/OR REVIEW PROCESS, AND WHICH DO NOT AFFECT THE PURPOSE, SCOPE, APPROVED BUDGET AND/OR INTENT OF THE PLAN); AUTHORIZING THE CITY MANAGER TO EXTEND THE EXPIRATION DATES OF SAID AGREEMENTS WHEN NECESSARY; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS AND SUBMIT THE ONE-YEAR ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AGREEMENTS FOR SUB-RECIPIENTS OF CDBG, HOME AND SHIP FUNDS; AND AUTHORIZING THE APPROPRIATION OF ALL FEDERAL AND STATE FUNDS WHEN RECEIVED.

WHEREAS, the City is an entitlement recipient of federal formula HUD grant programs as follows: Community Development Block Grant (CDBG) funds, and HOME Investment funds (HOME); and

WHEREAS, the City expects to continue to receive entitlement funds from these grant programs to operate the City's housing and community development activities; and

WHEREAS, the One-Year Action Plan for Federal funds is a requirement under the U.S. Department of Housing and Urban Development (HUD) formula grant programs, which include the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program; and

WHEREAS, the attached One-Year (FY 2012/2013) Action Plan is based upon the City's Federal entitlement of \$909,737 in CDBG Program funds and \$158,338 of CDBG prior year CDBG administration funds, \$491,136 in HOME Program funds and \$266,646 of prior year HOME administration funds; and

WHEREAS, the City will be receiving \$42,524 in SHIP FY 2011-2012 (non-federal) funds; and

WHEREAS, a comprehensive planning phase was initiated by the City on April 2, 2012, with the issuance of a CDBG and a HOME and SHIP Request for Proposals for housing and community development activities; and

WHEREAS, meetings of the Community Development Advisory Committee (CDAC) were held on May 17th, May 23, and May 31, 2012, respectively, to review, rank and make recommendations regarding eighteen (18) written proposals received for CDBG funds; and

WHEREAS, the sole proposal for HOME and SHIP funds was deemed responsive and in compliance with the HUD HOME rules and the State SHIP rules; and

WHEREAS, the resulting CDBG and HOME recommendations have been incorporated in the attached One-Year (FY 2012/2013) Action Plan; and

WHEREAS, a draft One-Year (FY2012/13) Action Plan was made available to the public for a 30-day public review and comment period, from June 18, 2012, through July 17, 2012, and two public meetings were held on May 18, 2012, and June 27, 2012, to obtain citizen input and determine the priorities and needs for housing and community development; and

WHEREAS, while CDBG funds are primarily used to provide vital public services, housing activities, code enforcement, public facilities, youth centers and senior centers, HOME Program funds have been used for affordable rental housing activities and first time homeownership opportunities; and

WHEREAS, the City is required to set aside a minimum of 15% of its HOME funds allocation to a qualified Community Housing Development Organization (CHDO) but is allowed to set aside more; and

WHEREAS, the available FY2012/2013 HOME funds are identified for the City's certified CHDO, Miami Beach Community Development Corporation (MBCDC), for eligible activities such as acquisition and rehabilitation of multi-unit residential units for low and moderate-income persons, families and seniors; and

WHEREAS, the City Manager is the HUD designated agent for all formula grants, and executes the grant applications, the Agreements, and other applicable HUD documents on behalf of the City, and

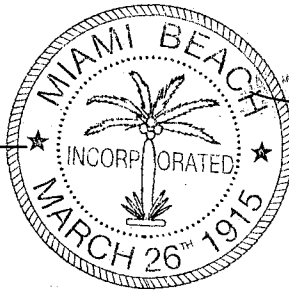
WHEREAS, the One-Year Action Plan must be submitted to HUD no later than August 15, 2012.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby adopt the City's One-Year Action Plan for Federal Funds for Fiscal Year 2012/2013, which includes the budgets for the Community Development Block Grant (CDBG) Program, the HOME Investment Partnership (HOME) Program and the SHIP program; authorize the City Manager to make minor non-substantive changes to the One-Year Action Plan or resulting agreements before execution (which may be identified during the finalization and/or review process and which do not affect the purpose, scope, approved budget and/or intent of the Plan); authorize the City Manager to extend the expiration dates of said agreements when necessary; authorize the City Manager to execute all applicable documents and submit the One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD); further authorizing the Mayor and City Clerk to execute agreements for sub-recipients of CDBG, HOME and SHIP funds; and authorizing the appropriation of all Federal and State funds when received.

PASSED AND ADOPTED this 18th day of July, 2012.

ATTEST:

[Signature]
CITY CLERK



[Signature]
MAYOR

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

[Signature] 7/6/12
City Attorney Date

Condensed Title:

A Resolution Adopting the One-Year Action Plan for FY 2012-2013, which includes the budgets for the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships program (HOME), and the State Housing Initiatives Partnership program (SHIP); authorizing the City Manager to execute all applicable Action Plan documents; authorizing the Mayor and City Clerk to execute agreements for sub-recipients; and authorizing the appropriation of all federal and state funds when received.

Key Intended Outcome Supported:

1. Increase access to workforce or affordable housing. 2. Improve the lives of elderly residents. 3. Enhance learning opportunities for youth. 4. Reduce the number of homeless. 5. Ensure safety and appearance of building structures and sites.

Supporting Data (Surveys, Environmental Scan, etc.): Based on the 2011 Strategic Plan Update: 80% of residents 65-years or older rated City response to expectations as good or excellent; 67% of households with children rated Miami Beach city government as good or excellent in supporting or meeting their expectations; 43.6% of residents responded favorably to the City's handling of homelessness; and 64% of residents felt that code enforcement was acceptable.

Issue:

Shall the City adopt the One-Year Action Plan for FY 2012-2013 in substantially the attached form?

Item Summary/Recommendation:

For fiscal year 2012-2013, the following federal and state entitlement funds are available for the City's use: \$909,737 the annual entitlement allocation for the CDBG program, plus \$158,338 from prior years' unexpended administrative funds; \$491,136 the annual entitlement allocation of HOME program funds, plus \$266,646 from prior years' unexpended administrative funds; and \$42,524 allocated by the State of Florida for FY 2011-2012 for the SHIP program. Two Requests for Proposals (RFP) were issued simultaneously on April 2, 2012, for the selection of sub-recipients for the entitlement funds, which offered available funds net of the City's allowed administrative funds and other set-asides. One RFP was for the CDBG funds for public services and CDBG-eligible capital projects. The second RFP was for affordable housing funding from HOME and SHIP, and sought only affordable housing proposals. Eighteen (18) proposals were received for the CDBG funds, and only one (1) proposal was received for HOME and SHIP funds. The proposals for the CDBG funds were reviewed by the Administration and by the Community Development Advisory Committee (CDAC). Presentations were also made to CDAC by all applicants for CDBG funding. The proposals for CDBG funding were ranked according to their impact on the Consolidated Plan, project description, specific goals, budget analysis, and leveraging of funds. After review and deliberations by the Administration and CDAC, the resulting recommendation to fund thirteen (13) activities with the CDBG funds was incorporated into the proposed One-Year Action Plan, which is due to HUD in August. The sole response to the RFP for affordable housing funds was from Miami Beach Community Development Corporation (MBCDC). MBCDC proposes to utilize available HOME project funds to fill a funding gap in the London House II project, located at 1975 Washington Avenue; and proposes to utilize available SHIP funds for home-buying activities as per the SHIP rules. The City's Loan Review Committee was informed that a sole proposal was received for affordable housing funds. The City is also required to set-aside a minimum of 15% of its HOME funds allocation for a qualified Community Housing Development Organization (CHDO), and a minimum of five (5%) percent of its HOME funds to the CHDO for administrative funding.

In accordance with HUD's Citizen Participation Process requirement, the proposed One-Year Action Plan for the allocation and use of CDBG and HOME funds was advertised and posted on the City's website for a 30 day public comment period from June 18 through July 17, 2012. Furthermore, after being duly advertised, a meeting to collect public input was held on June 27, 2012. A representative of Sunflower Society attended the public meeting and expressed dissatisfaction with the CDBG public service recommendations, which did not include funding for Sunflower Society. No further public comments have been received.

Advisory Committee Recommendation:

The Community Development Advisory Committee (CDAC) met as follows:

- May 17, 2012 - Applicants for CDBG funding made oral presentations to CDAC;
- May 23, 2012 - CDAC reviewed proposals and made recommendations for FY 2012-2013 One-Year Action Plan;
- May 31, 2012 - CDAC made final recommendations for allocations.

Additionally, a Public Meeting was held on June 27, 2012 to obtain input and comments from citizens. A draft of the Action Plan was made available for a 30-day comment period, as required by HUD, from June 18, 2012 through July 17, 2012.

Financial Information:

Source of Funds:		Amount	Account
	1	\$909,737	CDBG Allocation FY 2012-2013 (136)
	2	\$158,338	CDBG Prior Year Administration Funds (132-1931; 133-1931; 134-1931)
	3	\$491,136	HOME Allocation FY 2012-2013 (180)
	4	\$266,646	HOME Prior Year Administration Funds (151-5222, 5223, 5224)
	5	\$42,524	SHIP FY 2011-2012 (152-5721)
	Total	\$1,868,381	

Financial Impact Summary: Federal CDBG and HOME funding, as well as State SHIP funds, will be allocated to the City of Miami Beach and the City will allocate the FY 2012-2013 entitlements to projects and sub-recipients.

City Clerk's Office Legislative Tracking:

Anna Parekh

Sign-Offs:

Department Director	Assistant City Manager	City Manager
AP 	MAS 	KGB 



MIAMI BEACH

AGENDA ITEM C74
DATE 7-18-12



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Kathie G. Brooks, Interim City Manager

DATE: July 18, 2012

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE CITY'S ONE-YEAR ACTION PLAN FOR FEDERAL FUNDS FOR FISCAL YEAR 2012/2013, WHICH INCLUDES THE BUDGETS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG), THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), AND THE FISCAL YEAR 2011/2012 STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM; AUTHORIZING THE CITY MANAGER TO MAKE MINOR NON-SUBSTANTIVE CHANGES TO THE ONE-YEAR ACTION PLAN OR RESULTING AGREEMENTS BEFORE EXECUTION (WHICH MAY BE IDENTIFIED DURING THE FINALIZATION AND/OR REVIEW PROCESS, AND WHICH DO NOT AFFECT THE PURPOSE, SCOPE, APPROVED BUDGET AND/OR INTENT OF THE PLAN); AUTHORIZING THE CITY MANAGER TO EXTEND THE EXPIRATION DATES OF SAID AGREEMENTS WHEN NECESSARY; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS AND SUBMIT THE ONE-YEAR ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AGREEMENTS FOR SUB-RECIPIENTS OF CDBG, HOME AND SHIP FUNDS; AND AUTHORIZING THE APPROPRIATION OF ALL FEDERAL AND STATE FUNDS WHEN RECEIVED.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

BACKGROUND

The City of Miami Beach is a HUD-designated entitlement city, as determined by the decennial census information on population growth lag, age of housing stock, and poverty. The City of Miami Beach has been a CDBG entitlement city since 1975. The HOME Program, also funded by HUD, was started in 1992 to provide a grant specifically for affordable housing. HUD allocates these funds "to strengthen public/private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing with primary attention to rental housing, for very low- income families."

As an entitlement city, the City of Miami Beach automatically qualifies for an annual allocation of federal funding under HUD's grant programs. HUD requires participating jurisdictions to submit an annual One-Year Action Plan which describes how the city will utilize funding and resources to address priority needs identified in the Consolidated Plan. The One-Year Action Plan is one component of the Five-Year Consolidated Plan that is filed by the City with HUD. The One-Year Action Plan follows the strategies that have been included in the 2008-2012 Five-Year Consolidated Plan. CDBG funds have been primarily used to provide vital public services, housing activities, code enforcement, and improvements to public facilities, such as youth

centers and senior centers, while HOME and SHIP funds have been used for affordable rental housing activities and first time homeownership opportunities.

The State Housing Initiatives Partnership (SHIP) Program, administered through the Florida Housing Finance Corporation (FHFC), was established by the 1992 William E. Sadowski Affordable Housing Act to stimulate the production of housing statewide. Annually, FHFC allocates SHIP Program funds among participating jurisdictions on a formula basis. The City has participated in the SHIP Program since FY1995-1996. The City had historically received approximately \$500,000 a year in SHIP funds, of which 90% had been allocated to provide program-eligible activities to income-eligible persons. However, in recent years the State has reallocated the SHIP Trust funds to other uses in the State's General Fund. As a result, funding for FY2009-2010, FY2010-2011, and FY2011-2012 was reduced to \$43,691, \$0, and \$42,524, respectively. The use of the SHIP funding is outlined and governed by the City's Local Housing Assistance Plan.

Staff conferred with HUD representatives to request permission to utilize any prior year unspent administrative funds from CDBG and HOME to re-allocate for project costs. After receiving HUD's approval, the Administration included those funds in the RFP process to be allocated for capital projects (affordable housing).

The HUD HOME rules require that entitlement communities must reserve a minimum of 15% of its annual allocation for activities undertaken by qualified Community Housing Development Organizations. A Community Housing Development Organization (CHDO) is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. A CHDO must meet certain requirements pertaining to its legal status, organizational structure, capacity and experience. The only certified CHDO in Miami Beach is the Miami Beach Community Development Corporation (MBCDC).

This fiscal year, the total available funds for distribution are as follows:

Community Development Block Grant

FY12-13 Entitlement estimated by HUD.....	\$909,737
Less administrative allowance (20%).....	-\$181,947
Less repayment for Section 108 loan.....	-\$210,000
Less set-aside for CDBG Code Enforcement - \$ 90,000	
<u>Net FY 12/13 funds available for distribution.....</u>	<u>\$427,790</u>
<u>Prior year unspent CDBG Administration.....</u>	<u>\$158,338</u>
Total available for allocation.....	\$586,128

HOME

FY 12-13 Entitlement estimated by HUD.....	\$491,136
Less administrative allowance (10%).....	-\$49,114
Less minimum 15% CHDO project set-aside.....	-\$73,670
Less minimum 5% CHDO admin. set-aside.....	-\$24,557
<u>Net FY 12/13 funds available for distribution.....</u>	<u>\$343,795</u>
<u>Prior year unspent HOME Administration.....</u>	<u>\$266,646</u>
Total available for allocation.....	\$610,441

SHIP

FY 11-12 Entitlement estimated by State.....	\$42,524
Less administrative allowance (10%).....	-\$4,252
Net funds available for allocation.....	\$38,272

In light of the 46% reduction in the federal FY 2013 CDBG entitlement, the 62% reduction in the federal FY 2013 HOME entitlement, and the limited State affordable housing funding, the Administration explored ways to most effectively advertise and award available funding for the intended purposes. In addition to conducting the traditional Request for Proposal (RFP) process for CDBG funding, this year, the City also issued an RFP for affordable housing entitlements from HOME and SHIP.

Prior to issuing the CDBG RFP, the Administration conferred with the Community Development Advisory Committee (CDAC) to explore strategies to most efficiently award CDBG funding for public service activities, funding for which is subject to a 15% cap of the total CDBG allocation to the City. The City has traditionally funded public service activities for several elderly programs, several meals programs, and several child care programs. In an effort to either consolidate or otherwise most effectively utilize the funding, CDAC voted to limit each public service applicant to seek funding for only one activity. The CDAC recommendation was incorporated into the RFP for CDBG funds.

On April 2, 2012, the Administration issued the two RFPs with a submission deadline of May 1, 2012; one RFP included the available CDBG funds; the other included affordable housing funds from HOME and SHIP.

ANALYSIS

CDBG Funds

The available CDBG allocation is \$586,128, which includes an additional \$158,338 of recaptured prior year CDBG administration funds. Eighteen (18) written proposals for CDBG funds in the aggregate amount of \$1,637,913 were timely received and reviewed by the Administration and CDAC, and ranked according to their impact on the Consolidated Plan; project description; specific goals; budget analysis; and leveraging of funds. The following factors were taken into consideration when determining funding awards: 1) the level of impact according to the Consolidated Plan; 2) project description of activities; 3) attainment of performance measures and program outcomes; 4) organizational capacity and experience; 5) budget analysis; and 6) the organization's ability to leverage additional non-CDBG sources of funding for project activities. All agencies that submitted responsive proposals were asked to make project presentations before the CDAC and City staff. The presentations were followed by a question and answer session which allowed the CDAC members and City staff the opportunity to learn additional information about the agencies and their respective programs. All of this information was utilized to rank and make appropriate funding recommendations, which form the basis of the Action Plan. The resulting recommendations have been incorporated in the draft One-Year Action Plan for FY 2012-2013 and are summarized in the attached Exhibit 1.

A description of the programs and the proposed allocations is provided in Exhibit 1. As in previous years, given the limited amount of CDBG resources available (capped by federal regulations), the CDAC and the Administration had to make difficult decisions regarding funding recommendations for a number of organizations and projects. Consensus recommendations were reached and are consistent with the priority needs areas as identified by the Commission, the community, and the Consolidated Plan. The main priorities include those activities

addressing and serving elderly, youth, health services including persons with AIDS, homelessness, affordable housing, and public facilities. More specific information is provided below.

Public Service Activities

A maximum of fifteen percent (15%) of the entitlement allocation may be awarded to public service activities. Public service activities include meals programs, after school programs, etc., for income-eligible participants. A total of \$136,461 was available for public service funding. Eleven (11) applications were received for a total of \$380,516 in requests. The following seven (7) subrecipients, providing a total of seven activities, are being recommended for Public Service funding:

• Boys & Girls Clubs of Miami.....	\$20,000
• Food for Life Network.....	\$15,000
• Jewish Community Services of S. Florida.....	\$26,461
• Little Havana Activities & Nutrition Centers.....	\$30,000
• Miami Beach Community Development Corporation.....	\$20,000
• RAIN Parents, Inc.....	\$15,000
• UNIDAD of Miami Beach.....	<u>\$10,000</u>
Total Public Service Allocations.....	\$136,461

Capital/Community Development

CDBG funding was also requested for activities that include the rehabilitation of affordable housing buildings and other eligible capital improvements. \$449,667 was available for other CDBG eligible capital activities. A total of seven (7) applications were received for \$775,450 in requests. Seven (7) projects were recommended for funding. They include:

• Douglas Gardens CMHC – Mayfair House Apartments Improvements.....	\$20,000
• HACMB – Boiler Replacement.....	\$75,000
• HACMB – Shower Conversion at Rebecca Towers.....	\$25,000
• JCS– Miami Beach Senior Center Capital Improvement.....	\$50,000
• MBCDC London House Apartments Phase II.....	\$158,338
• MBCDC – Multifamily Housing Program.....	\$100,000
• UNIDAD of Miami Beach, Inc. – Coral Rock House Improvements.....	<u>\$21,329</u>
Total CDBG Capital Allocations.....	\$449,667

Other

The balance of the available FY12/13 CDBG allocation is used as follows: a portion of the CDBG allocation is used to repay an existing Section 108 loan, and a portion is being set aside to fund code compliance services; and, in order to effectively implement and monitor the CDBG program, \$181,947 (20% of the entitlement as allowed by HUD) was allocated for administrative and operational expenses.

HOME

The Administration issued a Combined HOME and SHIP RFP on April 2, 2012 with a submission deadline of May 1, 2012. This RFP made available \$343,795 in HOME FY 2012-2013 allocations, plus \$266,646 in prior years' re-programmed administrative funds, which HUD authorized for project costs, bringing the total of non-CHDO available HOME funds to \$610,441.

The usual method of notification of the availability of an RFP is to advertise in a local newspaper, however, in an effort to reach as many interested parties as possible, in addition to advertising in the newspaper, staff also contacted the South Florida Community Development Coalition requesting distribution of the notice of RFP for affordable housing funds to its membership. Additionally, staff contacted organizations that had previously expressed interest in upcoming RFPs and affordable housing funds. To ensure that any RFP requirements could be clarified and any questions relating to the completion and submission of an application could be addressed, a mandatory pre-submission meeting was held on April 12, 2012. Representatives of four organizations interested in affordable housing funding attended the pre-submission conference. Those organizations were: Equal Housing Fund of Florida Corp.; UNIDAD of Miami Beach; the Housing Authority of the City of Miami Beach, and Miami Beach Community Development Corporation. However, at the close of the RFP submission period, only Miami Beach Community Development Corporation submitted a proposal requesting HOME and SHIP funds.

MBCDC requested funding for its 18-unit London House II affordable rental housing project located at 1975 Washington Avenue, which, at the time of application, had a \$1.3 million funding gap in its \$3.2 million development budget. At the time of the writing of this memorandum, there was a sole applicant for the HOME \$610,441 funding. Furthermore, HUD approved the utilization of previous year unexpended CDBG administrative funding in the amount of \$158,338 for eligible projects. Additionally, MBCDC is the only CHDO in Miami Beach therefore making it eligible to receive a minimum required project set-aside of 15% of annual HOME funds (which is \$73,670 for FY12/13). Therefore, the Administration is proposing to allocate all of the available HOME funds, plus the available CDBG funds, plus the required CHDO set-aside to MBCDC to fill the funding gap in the London House II project. With the total HOME and CDBG funding available of \$842,449, the project's funding gap is now \$1,099,245, which MBCDC has advised will be covered by commercial bank financing.

In formulating the recommendation for funding to MBCDC's London House II project, it was taken into consideration that MBCDC continues to leverage additional funding for its HOME-assisted projects, utilizing a variety of funding sources from federal, state and local resources (HUD, Florida Housing Finance Corporation, State Apartment Incentive Loan Program, Predevelopment Loan Program, the Housing Credit Program, Miami-Dade County Surtax Funds, Miami-Dade County HOME funds, Miami-Dade County General Obligation Bond funds, etc.). Also, all projects that receive City of Miami Beach HOME funding must go through a subsidy layering review to ensure that all costs are necessary and reasonable, and to evaluate the compatibility of different program requirements, eligible costs, and analyze the development process, including review of the development budget, the sources and uses statement, and the operating pro forma to determine long-term project viability.

Furthermore, the Administration engaged First Housing Development Corporation of Florida, an organization that has 30 years of experience in evaluating, reviewing, and servicing affordable multi-family properties for state and local housing authorities, to conduct a Physical Needs Assessment of the London House Phase II. The report, which included a structural study of the building to confirm structural integrity for safety and liability purposes and an analysis to ensure that project costs and needs are compatible, determined that, while no evidence of structural abnormalities were encountered, the interior of the building should be gutted and fully renovated. The report stated that the overall curbside appearance of the property is fair but could easily be improved with renovations and that it would be more prudent to provide a complete renovation than to try and address individual areas, systems and components. Having said that, the cost of immediate necessary repairs to bring the property to operational facility status, addressing life safety and code violations was estimated to be \$1,358,850. The

report stated that this amount will not include many improvements and upgrades beyond what is required to bring it back to this status. It is relevant to note that the consultant's estimate for the necessary repairs did not factor the City of Miami Beach plans review process and permitting requirements, or the fact that the property is in a historic district. These factors will potentially increase the project costs.

Finally, in addition to obtaining a Physical Needs Assessment report from First Housing Development Corporation of Florida, the Administration also obtained a Structural Report by Eastern Engineering Group, a local engineering firm. The evaluation determined that the property is structurally safe for residential continued use. However, the engineer recommended that the certain measures be adopted, including replacing all wood planks, all concrete spalls and cracks, and that they repair and restore all exposed rebars.

Other

As mentioned above, the City is required to set-aside a minimum of 15% of its HOME funds for a qualified Community Housing Development Organization (CHDO), but is allowed to set-aside more, to be utilized in projects that produce affordable housing units. Additionally, the City is allowed to set-aside up to five (5%) percent of its HOME fund allocation to assist with the operating expenses of a qualified CHDO. The City's only certified CHDO is Miami Beach Community Development Corporation (MBCDC). Historically, the annual HOME set-aside funds (which included not only the minimum requirement, but all available project funds) were reserved for the City's CHDO for eligible project activities such as acquisition and rehabilitation of multi-unit residential properties for low and moderate-income persons, families and seniors; and to also provide administrative/operating expense assistance for the CHDO. The City has 24 months from the last day of the month in which US HUD signs the City's HOME Agreement transmittal letter to identify projects it plans to work with, and to reserve monies for those specific projects. MBCDC will also receive the required CHDO set-aside allocation of \$73,670 for project construction and is also permitted to receive a set aside for operating expenses (\$24,557).

For FY2012-2013, \$49,114 of HOME funds (10% of entitlement funds as allowed by HUD) is being allocated to Housing and Community Development Staff for administration and required Fair Housing activities.

To ensure a thorough and fair evaluation of the proposals received, staff convened a meeting of the Loan Review Committee (LRC) on April 5, 2012 to discuss its participation in the evaluation process of proposals for affordable housing funds. The RFP process was discussed, and it was agreed that if multiple applications were received that they would be presented to the LRC for its review, evaluation, and recommendation. Since only one proposal was received for the HOME and SHIP funds and was deemed responsive by the Administration, the LRC was not reconvened for deliberation.

SHIP Funds

The SHIP allocation for FY 2011-2012 is \$42,524. The State has not allocated SHIP funds for FY 2012-2013 as of July 1, 2012, which is the beginning of the State fiscal year. The SHIP program follows the strategies that are outlined in the Local Housing Assistance Plan and the funds are primarily used for income-eligible first-time homeownership opportunities, such as down payment assistance and home rehabilitation, but may also be utilized for income eligible, owner-occupied housing rehabilitation. After deducting the City's allowable administrative expenses of ten (10%) percent, the available \$38,272 was included in the previously described

Combined RFP issued on April 2, 2012, and subject to the same submission deadline and mandatory pre-submission meeting. At the close, the only submission for these funds was received from MBCDC for its existing Homebuyer Assistance Program to assist eligible individuals/families acquire and/or repair existing homes. MBCDC also leverages funding from Miami-Dade County, MMAP, and bank loans for its home-buying activities and programs.

PUBLIC COMMENTS

As required by HUD, a draft of the One-Year Action Plan was made available to the public for a 30-day comment period commencing on June 18, 2012, and ending July 17, 2012. Additionally, a public meeting to hear public comments was held on June 27, 2012. A representative of one organization, Sunflower Society, attended the public meeting and expressed disappointment that its application for public service funding was rejected.

CONCLUSION

Most of the activities described in the One-Year Action Plan will take place in City-designated community development target areas, which contain census tract/block groups that have greater than 51% of households with incomes at or below 80% of the median income and continue to be a priority for allocation of CDBG resources.

As in previous years, the City received funding requests that exceeded our entitlement allocations. Recommendations on allocations are based on staff review and analysis, as well as the review and input of CDAC.

The Administration recommends that the Mayor and City Commission approve the attached resolution adopting the One-Year Action Plan for FY 2012-2013 in substantially the attached form, to allow the City to draw down entitlement funds to assist income eligible persons with services and housing, and approve the allocation of the FY 2011-12 SHIP funds to the sole bidder for the home-buying program.

KGB/MAS/AP/BG

EXHIBIT 1

CITY OF MIAMI BEACH ONE-YEAR ACTION PLAN FOR FEDERAL CDBG FUNDS – FISCAL YEAR 2012/2013 SUMMARY OF ACTIVITIES

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) \$909,737 OF FY 2012/2013 FUNDS AND \$158,338 OF FY 2010-2011 RECAPTURED ADMINISTRATION FUNDS TOTALING \$1,068,075

Public Service Activities

Boys and Girls Clubs of Miami - Miami Beach Juvenile Program - \$20,000 - To provide a free, high-quality, after-school academic improvement program, athletics, recreational activities, and 8-week summer program for approximately 300 youth ranging in ages from 5 to 16.

Food for Life Network, Inc. – Home Delivered Meals/Groceries for Persons with HIV/AIDS - \$15,000 - To provide weekly, home-delivered prepared meals and home-delivered groceries to approximately 20 income-eligible homebound persons with HIV/AIDS in Miami Beach.

Jewish Community Services – Case Management Services - \$26,461 - To provide employment assistance to promote client and family self-sufficiency for approximately 48 low to moderate-income, situational and economically homeless individuals, homeless persons in families with children, and those in danger of becoming homeless. Homeless individuals only are also provided with job training, necessary work equipment, work clothes and transportation tokens.

To provide professional support to an adult day care program servicing to frail elderly in a structured supportive setting with daily activities, nutritionally balanced meals and therapies that provide or prolong the need for institutionalization.

To partially fund a social worker for a home delivered meals and shopping services program servicing approximately 125 low to moderate income frail elders residing in the City of Miami Beach. The social worker will visit approximately 125 elderly clients throughout the year; in addition the program also provides shopping services to 25 elders unable to shop for themselves.

Little Havana Activities and Nutrition Centers of Dade County, Inc. - Rainbow Intergenerational Child Care - \$30,000 - To provide an affordable child development program to 30 pre-schoolers of very low-income working parents. Employ Miami Beach seniors as teachers and allow approximately 100 parents to be employed

Miami Beach CDC – Housing Based Public Service Coordination - \$20,000 - To fund a coordinator that brings together existing program services including referral services to address the needs of approximately 220 low and moderate income elderly and special needs tenants.

R.A.I.N. Parents, Inc. - Family Services - \$15,000 - To provide vouchers for emergency food, and child care scholarships for approximately 75 low to moderate-income individuals and families with children residing in Miami Beach who have received eviction notices or who are already homeless, with peer counseling for assisting parents in making positive life changes towards self-sufficiency.

UNIDAD of Miami Beach, Inc. - Project Link - \$10,000 - To provide information and referral services, employment activities and bilingual assistance to approximately 5000 income-eligible Miami Beach residents at the Miami Beach Hispanic Community Center in the North Beach area and the Career Center located in the South Beach area.

Housing and Capital Improvements

Douglas Gardens CMHC – Mayfair House Improvements - \$20,000 (Housing) – Rehabilitation of the Mayfair House.

HACMB – Boiler Replacement - \$75,000 – To replace the Boiler at Rebecca Towers.

HACMB – Shower Conversion at Rebecca Towers - \$25,000 – To convert showers at Rebecca Towers to make them accessible for frail elders.

Jewish Community Services of S. Florida – Miami Beach Sr. Ctr. Capital Improvement - \$50,000 – To improve the Senior Adult Day Care Center.

Miami Beach CDC- Rehabilitation of the London House Apartments Phase II - \$158,338 – Rehabilitation of 16 multifamily rental units.

Miami Beach Community Development Corporation - Multi-Family Housing Program - \$100,000 (Housing) – Service delivery and project management costs to provide affordable rental housing units for low to moderate income households. Currently there are seven projects being rehabilitated an additional project two projects that are in the pre-development phase.

UNIDAD of Miami Beach, Inc. – Coral Rock House Improvements – \$21,329 - Improvements to the Coral Rock House which provides public services to the North Beach Target Area.

Other

(SET ASIDE) City of Miami Beach Office of Real Estate, Housing and Community Development - Planned Repayment of Section 108 Principal - \$210,000 - To repay the principal balance of a HUD Section 108 loan in the amount of \$4,000,000. The loan was acquired to implement a comprehensive streetscape improvement program in the North Beach area, including Normandy Isle; and to complete construction of the North Shore Youth Center as part of a neighborhood revitalization strategy for North Beach.

(SET ASIDE) City of Miami Beach Real Estate, Housing, and Community Development - CDBG Administration - \$181,947 - To continue to provide the necessary funding to manage, oversee, coordinate, monitor, audit and evaluate the CDBG program and sub-recipients in accordance with federal regulations. Funding includes activities to ensure compliance with federal Fair Housing/EEO requirements, environmental review, fiscal management, citizen participation, public information and planning and management activities. This line item includes \$5,000 set-aside for Housing Opportunities Project for Excellence, Inc. (H.O.P.E., Inc.) for a Fair Housing Education Program, which is matched by an equal amount of HOME funds

(SET ASIDE) City of Miami Beach Code Compliance Division – Code Enforcement North Beach – \$90,000 - To provide 2 full-time Code Compliance Officers to assist in the implementation of the North Beach Economic Development Strategic Plan and the North Beach Neighborhood Revitalization Strategy.

EXHIBIT 2

CITY OF MIAMI BEACH ONE-YEAR ACTION PLAN FOR FEDERAL HOME FUNDS – FISCAL YEAR 2012/2013 SUMMARY OF ACTIVITIES

HOME INVESTMENT PARTNERSHIPS PROGRAM \$491,136 OF FY 2012/2013 FUNDS PLUS \$266,646 OF RECAPTURED PRIOR YEAR ADMINISTRATION FUNDS TOTALING \$757,782

- **City of Miami Beach Office of Real Estate, Housing, and Community Development – Administration - \$49,114**
For management, oversight, coordination, monitoring, evaluation, staff and overhead, public information, fair housing education activities, indirect costs and planning activities. This line item includes a \$5,000 set-aside for Housing Opportunities Project for Excellence, Inc. (H.O.P.E.) for a Fair Housing Education Program, which is matched by an equal amount of CDBG funds.
- **MBCDC – London House II - \$343,795 of FY 2012-2013 funds and \$266,646 of recaptured Administration funds.**
Rehabilitation of 18 multifamily rental units.
- **Community Housing Development Organization (CHDO) Project Set-aside – MBCDC \$73,670**
For acquisition and/or rehabilitation of multi-unit residential housing and to provide affordable rental and/or homeownership opportunities. The following 18 unit affordable rental housing project has been identified:
 - The London House Apartments Phase II
- **Community Housing Development Organization (CHDO) Operating Expenses (5%) – MBCDC \$24,557** For salaries, wages, and other employment compensation and benefits; rent, utilities, employee education, travel, training, communication costs, taxes, insurance, equipment, materials, and supplies.

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM \$42,524 OF FY 2011/12 FUNDS

- **City of Miami Beach Office of Real Estate, Housing, and Community Development – Administration - \$4,252** - For management, oversight, coordination, monitoring, and program evaluation.
- **Miami Beach CDC – Homebuyer Assistance and Housing Rehabilitation - \$38,272** – Homebuyer assistance and housing rehabilitation.



MIAMI BEACH

FY 2012 –2013

Action Plan

Prepared by:

City of Miami Beach Office of Real Estate,
Housing and Community Development

Approved by the Commission on 7/18/12

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Exhibits

- Exhibit A: SF 424 Application for Funding
- Exhibit B: Certifications
- Exhibit C: Public Notices/Comments
- Exhibit D: Needs Worksheet
- Exhibit E: Summary of Specific Objectives
- Exhibit F: Annual Housing Completion Goals
- Exhibit G: 2012-13 Project Worksheets
- Exhibit H: Resolution Approving Action Plan



Fifth Program Year Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

Community Profile

The City of Miami Beach was founded in 1913 and originally incorporated in 1915 as Ocean Beach. The name was changed to Miami Beach in 1917. Since its founding, the City has undergone many demographic changes and an economic resurgence in the 1980s and 1990s in the Art Deco/South Beach area. These changes have generated new housing and community development needs and priorities in the community. The City of Miami Beach is rich with history and diversity as documented, by the buildings, photos and monuments that tell its story.

The City is approximately 7.1 square miles and in 2010 had a population of 87,779 persons according to the U.S. Census. There are 46,801 (54%) low and moderate income persons. There are 67,499 housing units, 47,168 of which are occupied. The City has seven miles of Beach, 3 golf courses, 20 parks and a host of arts and cultural venues, restaurants and entertainment.

The City of Miami Beach consists of three neighborhoods: North Beach, Middle Beach and South Beach. The areas with low to moderate-income concentrations are in North Beach and South Beach. These areas generally overlap with the areas of minority concentration. Because North Beach was not experiencing the economic revitalization that was being experienced in other parts of the City in

the 1990s, the City developed and adopted a Neighborhood Revitalization Strategy (NRS) in 2001 that focused on that area. The NRS was approved by HUD, and a redevelopment plan was also approved for the area.

North Beach is the northernmost section of Miami Beach and encompasses the area of 63rd Street north to 87th Street and Biscayne Bay east to the Atlantic Ocean. According to the City's NRS, the North Beach area is culturally diverse and predominantly poor with a few pockets of affluence. Most of the residents live in multi-unit rental housing. In recent years, the regional housing boom led to a surge in residential activity in the North Beach area. There is continued focus on revitalizing the North Beach area in the 2008-2012 Consolidated Plan.

Grantee Overview

The City of Miami Beach is an entitlement recipient of federal funds. It receives an annual allocation of funds from the Community Development Block Grant (CDBG) program and the Home Investment Partnerships (HOME) program. The City of Miami Beach has been a recipient of funds from Florida's State Housing Initiative Partnership (SHIP) program. For FY 2009-2010 funds from the SHIP program were drastically reduced to \$43,691, there was no SHIP allocation in 2010/11, and the City will receive \$42,524 for FY 2011-2012. The City is entitled to these funds because its population, housing, and/or demographic characteristics meet the formula funding requirements.

The City of Miami Beach, like other entitlement communities, develops its own programs and funding priorities. However, it is recognized that maximum feasible priority must be given to activities which 1) benefit low and moderate income persons and households 2) aid in the prevention or elimination of slums and blight, or 3) meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community. Urgent needs must have no other financial resources available to meet such needs.

Past Performance

Federal and State resources have aided the City of Miami Beach in funding and achieving high priority housing and community development goals and objectives that were identified in its 2003-2007 Consolidated Plan and its HUD approved 2001 Neighborhood Revitalization Strategy. Some of the accomplishments completed under the City of Miami Beach's 2003-2007 Consolidated Plan were public services, rehabilitation and preservation of owner-occupied housing units, acquisition programs, multi-family rehabilitation for new rental opportunities, homeownership assistance, and economic development initiatives for small business. All of these activities were targeted to low to moderate income persons and areas within the City.

The City has invested in the public infrastructure of its low to moderate-income neighborhoods to spur private investment. The City has also awarded federal funds to support the activities of the local Community Housing Development Organization.

The FY 2012-2013 Action Plan describes specific activities that will be funded through the City's grant programs.

TABLE: SUMMARY OF 2012-2013 ACTION PLAN OBJECTIVES AND OUTCOMES

Priority Objectives	Proposed Activities /Projects	Outcome Statement	Indicator Performance Measure	1 Year Goal	Funding Sources
Decent Housing	Single Family Housing Rehabilitation	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod households.	Homes Rehabilitated	0	
Decent Housing	Scattered Site Home Purchase Assistance (Down Payment/Closing And Mortgage Buy Down)	Improve affordability of decent housing within City for low/mod households.	Homes Purchased	1 Unit	SHIP (prior years)
Decent Housing	Scattered Site Home Counseling	Improve availability and accessibility of decent housing in the City	Persons Counseled	30 Persons	County SHIP County CDBG
Decent Housing	Multi-Family Housing Rehabilitation Program	Improve availability and accessibility of decent rental housing in the City.	Rental Units Rehabilitated	24 Units	HOME CDBG SHIP (prior years)
Decent Housing	Outreach Activities	Improve availability and accessibility of decent housing opportunities in the City.	Training Sessions Per Year	4 Sessions	CDBG and HOME
Suitable Living Environment	Code Compliance	Encourage suitable living environments that promote sustainability in the City.	Number People Living in the North Beach Target Area	23,311	CDBG
Job Training/ placement	Job Training/Public Service	Improve availability and accessibility of jobs to low/mod persons.	Persons Trained and Placed	50 Persons Trained and placed in temporary or permanent jobs	CDBG

Priority Objectives	Proposed Activities /Projects	Outcome Statement	Indicator Performance Measure	1 Year Goal	Funding Sources
Suitable Living Environment	Public Facilities	Encourage suitable living environments that promote sustainability in the City.	Physical Improvements Made To Benefit Low To Moderate Income Persons In Target Areas Including North Beach Revitalization Area	One Senior Center	CDBG/Section 108, RDA
Economic Opportunity/ Suitable Living Environment	Public Service Activities: Child Care Services Health Services. Senior Programs and Senior Services Services to Persons with Disabilities Youth Programs	Promote economic opportunities and/or suitable living environment with new/improved access to public services.	Persons Assisted	1,206 Persons	CBDG

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 5 Action Plan General Questions response:

Geographic Areas

The North Beach and South Beach neighborhoods contain the highest concentration of low and moderate-income persons in the City. All area-wide benefit activities the City will undertake during the 2008-12 Consolidated Plan period will take place in designated community development target areas. These target areas contain Census tract/block groups that display evidence of greater than 51% of households with incomes at or below 80% of the median income and continue to be a priority for allocation of resources.

Public service activities are generally available on a citywide basis and are available to the populations that need the services the most. There is a citywide benefit to these types of activities.

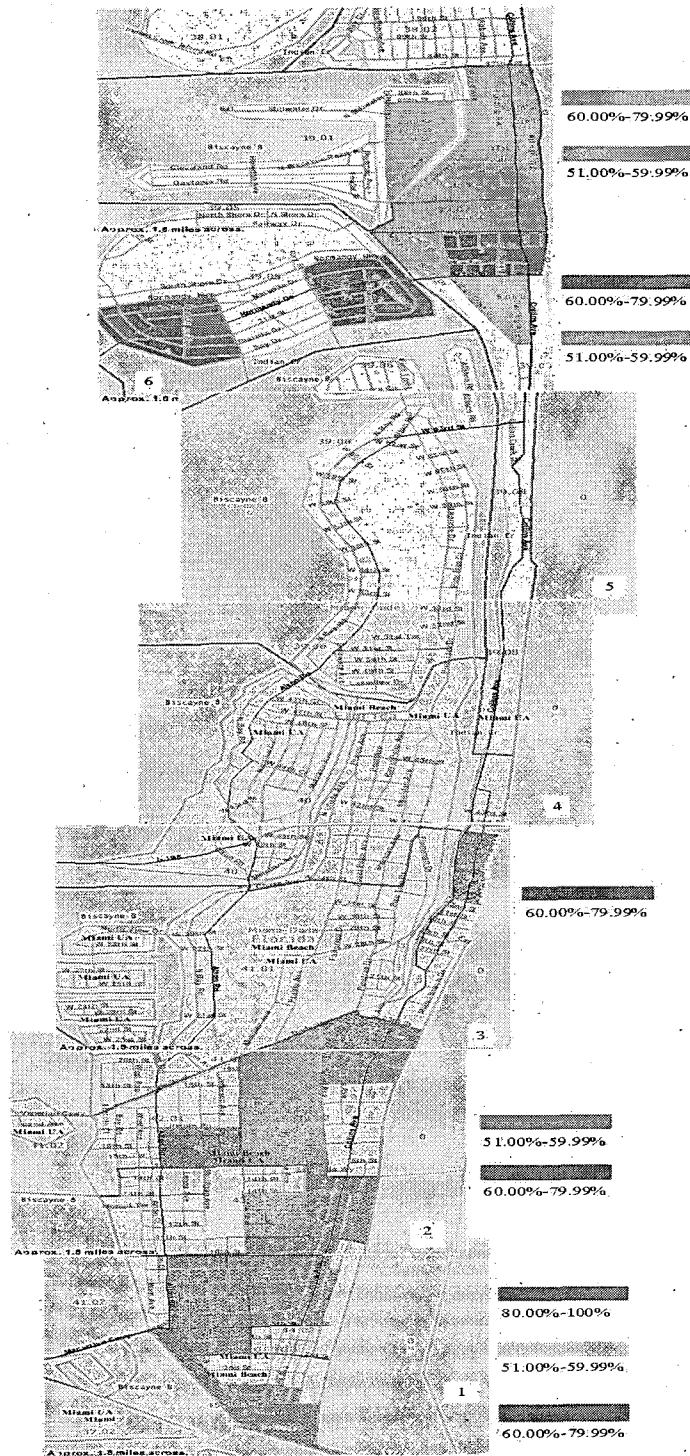
Addressing Obstacles

The City will seek opportunities to secure additional funds and leverage resources to make more funds available to meet the underserved needs.

Figure: The City of Miami Beach Census Tracts

City of Miami Beach 2000 Census Tracts

Color shaded areas indicate density of Low/Moderate income persons by block groups. (Information source: U.S. Bureau of the Census)



Neighborhood Services Department: Housing and Community Development Division
January 2004

The following resources are anticipated to be available to the City of Miami Beach in FY 2012-2013 to undertake Housing and Community Development activities:

CDBG BUDGET FOR FY 2012-2013

CDBG Sources

CDBG Allocation for FY 2012-2013	909,737
CDBG Prior Year Administration	158,338
Total CDBG Funds	1,068,075

CDBG Allocations by Category

Public Services	136,461
Code Enforcement	90,000
Housing	378,338
Public Facilities	71,329
Repayment of Section 108 Loan	210,000
Program Administration	181,947
Total Allocations by Category	1,068,075

HOME BUDGET FOR FY 2012-2013

HOME Sources of Funds

HOME Allocation	491,136
HOME Prior Year Administration	266,646
Total HOME Funds	757,782

HOME Allocations by Category

Multifamily Rehabilitation	343,795
MB CDC HOME Project (CHDO Set-Aside)	73,670
CHDO Operating	24,557
Program Administration	49,114
Multifamily Rehabilitation (Prior Year Administration)	266,646
Total HOME Allocations by Category	757,782

TOTAL FEDERAL AND STATE RESOURCES

CDBG	1,068,075
HOME	757,782
SHIP	42,524
Total	1,868,381

OTHER RESOURCES

The City will leverage these resources with those available through its RDA, Resort Tax, Supportive Housing, County Surtax, and other Federal, County, and City resources that may become available.

Table: 2012-2013 Action Plan Summary – Resource Allocation

AGENCY – PROJECT	AMOUNT	AGENCY – PROJECT	AMOUNT
CDBG PROGRAM - \$909,737 (Estimated Entitlement) Plus \$158,338 of Recaptured Prior Year Administration Funds Totaling \$1,068,075			
Housing Activities, Rehabilitation and Preservation Activities, and Public Facilities		Public Services	
Douglas Gardens – Mayfair Hotel Renovation	\$20,000	Boys and Girls Clubs of Miami - Miami Beach Juvenile Program	\$20,000
Jewish Community Services of S. Florida – Miami Beach Senior Center Capital Improvement	\$50,000	Food for Life Network, Inc. – Groceries and Home-Delivered Meals for Persons with HIV/AIDS	\$15,000
HACMB-Replacement of the Boiler at Rebecca Towers	\$75,000	Jewish Community Services – Case Management Services	\$26,461
HACMB-Shower Conversion at Rebecca Towers	\$25,000	Little Havana Activities and Nutrition Centers of Dade County, Inc. - Rainbow Intergenerational Child Care	\$30,000
Miami Beach Community Development Corp. – Multi-Family Housing Program	\$100,000	Miami Beach Community Development Corp. – Housing Based Public Service Coordination	\$20,000
UNIDAD-Coral Rock House Improvements	\$21,329	RAIN Parents, Inc. - Family Services	\$15,000
		UNIDAD of Miami Beach, Inc. – Project Link	\$10,000
Other Eligible Activities			
City of Miami Beach Office of Real Estate, Housing and Community Development - CDBG Administration (\$5,000 will be used to pay for HOPE, Inc. - Fair Housing Education & Outreach Initiative)	\$181,947		
City of Miami Beach Office of Real Estate, Housing and Community Development - Planned Repayment of Section 108 Loan Principal	\$210,000		
City of Miami Beach Code Enforcement - North Beach District Code Enforcement	\$90,000		
Total FY 2012-2013 CDBG Funds - Non-Public Services	\$773,276	Total FY 2012-2013 CDBG Funds – Public Services	\$136,461
CDBG PROGRAM – \$158,338 of Recaptured FY 2010-2011 Administration Funds			
		MB CDC – London House II	\$158,338
HOME PROGRAM – \$491,136 (Estimated Allocation) Plus \$266,646 of Recaptured Prior Year Administration Funds Totaling \$757,782			
Other Eligible Activities		Community Housing Development Organization (CHDO)	
City of Miami Beach Office of Real Estate, Housing and Community Development - HOME Program Administration (\$5,000 will be used to pay for HOPE, Inc. - Fair Housing Education & Outreach Initiative)	\$49,114	Miami Beach Community Development Corp. - London House PH II	\$343,795
		Miami Beach Community Development Corp. – CHDO Project Set-Aside	\$73,670
		Miami Beach Community Development Corp. - CHDO Operating (5%)	\$24,557
Total FY 2012-2013 HOME Funds – Other	\$49,114	Total FY 2012-2013 HOME Funds – CHDO	\$442,022
HOME PROGRAM – \$266,646 of FY 2008-2009, FY 2009-2010, and FY 2010-2011 Recaptured Administration Funds			
		MB CDC – London House II	\$266,646
SHIP - \$42,524			
		City of Miami Beach - Administration	\$4,252
		Miami Beach CDC - Homebuyer/Rehabilitation	\$38,272

CDBG Public Service Activities

Boys and Girls Clubs of Miami - Miami Beach Juvenile Program - \$20,000 -

To provide a free, high-quality, after-school academic improvement program, athletics, recreational activities, and 8-week summer program for approximately 300 youth ranging in ages from 5 to 16.

Food for Life Network, Inc. – Home Delivered Meals/Groceries for Persons with HIV/AIDS - \$15,000 -

To provide weekly, nutritionally balanced home-delivered frozen meals or groceries to approximately 20 income-eligible homebound persons living with HIV/AIDS in Miami Beach.

Jewish Community Services – Case Management Services - \$26,461 -

To provide employment assistance to promote client and family self-sufficiency for approximately 48 low to moderate-income, situational and economically homeless individuals, homeless persons in families with children, and those in danger of becoming homeless. Homeless individuals only are also provided with job training, necessary work equipment, work clothes and transportation tokens.

To provide professional support to an adult day care program servicing to frail elderly in a structured supportive setting with daily activities, nutritionally balanced meals and therapies that provide or prolong the need for institutionalization.

To partially fund a social worker for a home delivered meals and shopping services program servicing approximately 125 low to moderate income frail elders residing in the City of Miami Beach. The social worker will visit approximately 125 elderly clients throughout the year; in addition the program also provides shopping services to 25 elders unable to shop for themselves.

Little Havana Activities and Nutrition Centers of Dade County, Inc. -

Rainbow Intergenerational Child Care - \$30,000 - To provide an affordable child development program to 30 pre-schoolers of very-low income working parents. Employ Miami Beach seniors as teachers and allow approximately 100 parents to be employed.

Miami Beach Community Development Corporation – Housing Based Public Services Coordination - \$20,000 - To fund a coordinator that brings together existing program services including referral services to address the needs of approximately 220 low and moderate income elderly and special needs tenants.

R.A.I.N. Parents, Inc. - Family Services - \$15,000 - To provide vouchers for emergency food, and child care scholarships for approximately 75 low to moderate-income individuals and families with children residing in Miami Beach who have received eviction notices or who are already homeless, with peer counseling for assisting parents in making positive life changes towards self-sufficiency.

UNIDAD of Miami Beach, Inc. - Project Link - \$10,000 - To provide information and referral services, employment activities and bilingual assistance to approximately 5,000 income-eligible Miami Beach residents at the Miami Beach Hispanic Community Center in the North Beach area and the Career Center located in South Beach area.

CDBG Housing Activities

Miami Beach CDC- Rehabilitation of the London House Apartments Phase II - \$158,338 – Rehabilitation of 16 multifamily rental units.

Miami Beach Community Development Corporation - Multi-Family Housing Program - \$100,000 - To provide affordable rental housing units for people with low to moderate income, living and working on Miami Beach. Currently there are seven projects being developed under this program.

CDBG Rehabilitation, Preservation and Public Facilities

Douglas Gardens CMHC – Mayfair House Apartments Improvements - \$20,000 – Interior and exterior improvements to the Mayfair House Apartments.

HACMB – Boiler Replacement - \$75,000 – To replace the Boiler at Rebecca Towers.

HACMB – Shower Conversion at Rebecca Towers - \$25,000 – To convert showers at Rebecca Towers to make them accessible for frail elders.

Jewish Community Services of S. Florida – Miami Beach Senior Center Capital Improvement - \$50,000 – Improvements to the Senior Adult Day Care Center.

UNIDAD of Miami Beach, Inc. – Coral Rock House Improvements – \$21,329 - Improvements to the Coral Rock House which provides public services to the North Beach Target Area.

CDBG Other Eligible Activities

City of Miami Beach Office of Real Estate, Housing and Community Development - CDBG Administration - \$181,947 - To continue to provide the necessary funding to plan, manage, oversee, coordinate, monitor, audit and evaluate the CDBG program and sub-recipients in accordance with federal regulations. Funding includes activities to ensure compliance with federal fair housing/EEO requirements (\$5,000 for HOPE, Inc.), environmental review, fiscal management, citizen participation, public information and planning and management activities.

City of Miami Beach Office of Real Estate, Housing and Community Development - Planned Repayment of Section 108 Principal - \$210,000 - To repay the principal balance of a HUD Section 108 loan in the amount of \$4,000,000. The loan was acquired to implement a comprehensive streetscape improvement program in the North Beach area, including Normandy Isle; and to complete construction of the North Shore Youth Center as part of a neighborhood revitalization strategy for North Beach

City of Miami Beach Code Compliance Division – Code Enforcement North Beach District – \$90,000 - To provide 2 full-time Code Compliance Officers to assist in the implementation of the North Beach Economic Development Strategic Plan and the North Beach Neighborhood Revitalization Strategy.

HOME Eligible Project Activities

MB CDC – London House PH II – \$343,795 – Rehabilitation of 18 units of multifamily housing.

CHDO Project Set-Aside - Miami Beach Community Development Corporation – \$73,760 Acquisition and/or rehabilitation of multi-unit residential properties, to provide affordable housing opportunities.

- **The London House Apartments Phase II - \$73,670**

CHDO Operating – Miami Beach Community Development Corporation – \$24,557 Funds to pay salaries, wages, and other employee compensation and benefits, rent, utilities, employee education, travel, training, communication costs, taxes, insurance, equipment, materials, and supplies.

MB CDC – London House PH II – \$266,646 of Recaptured Administration Funds – Rehabilitation of 18 units of multifamily housing.

HOME Other Eligible Activities

City of Miami Beach Office of Real Estate, Housing and Community Development – HOME Program Administration - \$49,114 for management, oversight, coordination, monitoring, evaluation, staff and overhead, public information, fair housing education activities (\$5,000 for HOPE, Inc.), indirect costs and planning activities.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

Lead Agency

The City of Miami Beach Office of Real Estate, Housing and Community Development is charged with the responsibility of administering Federal and State programs that are meant to provide vital public services and public facilities, and to develop decent affordable housing and revitalize urban neighborhoods through community and economic development initiatives.

Significant Aspects of Planning Process

The City has established housing, community, and economic development priorities through a variety of planning activities that include its Consolidated Plan, Comprehensive Plan, redevelopment plans, community surveys and Local Housing Assistance Plan. In addition to these resources, the City of Miami Beach annually requests proposals for housing and community development projects, which are reviewed by the City's Community Development Advisory Committee (CDAC).

The CDAC reviews funding requests for the CDBG program. The CDAC is a 14-member volunteer board appointed by the City Commission. The City received 18 project proposals for consideration for Fiscal Year (FY) 2012-2013.

The updated data for the City's 2012-2013 Action Plan was gathered from various sources including, but not limited to, the Comprehensive Housing Affordability Strategy (CHAS) data, HUD low and moderate income special tabulation data, U.S. Census data, the Florida Clearinghouse, University of Florida Shimberg Center and Claritas.

FY 2012-2013 Action Steps to Enhance Coordination

The Office of Real Estate, Housing and Community Development will continue to utilize its Community Development Advisory Committee (CDAC) as a way to coordinate efforts and flow of information between public and private housing, health, and social service agencies.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 Action Plan Citizen Participation response:

As a recipient of Federal funds, the City of Miami Beach must implement a

Citizen Participation Plan that sets forth the City's policies and procedures for involving the community in developing the Consolidated Plan, incremental action plans, any substantial amendments to such plans, and for developing the Consolidated Annual Performance Evaluation Report (CAPER). Below is a summary of all the opportunities for citizen input in the development of the FY 2012-2013 Action Plan.

Summary of Citizen Participation Process

- Community Development Advisory Committee Meeting – January 27, 2012
- Request for Proposal Process - April 2 to May 1, 2012
- Community Development Advisory Committee Meeting – April 27, 2012
- Community Development Advisory Committee Meeting – May 4, 2012
- Community Development Advisory Committee Meeting – May 18, 2012
- 30 Day Public Comment Period - June 18, 2012 to July 17, 2012
- Public Meeting – June 27, 2012
- Commission Approval – July 18, 2012

Summary of Efforts to Broaden Citizen Participation

Notices of all public hearings were published prior to the hearings, in a non-legal section (i.e. display advertisement) of at least one newspaper of general circulation. The Request for Proposals application process was also published in a newspaper (i.e. display advertisement).

In addition to public meetings required to be held regarding the 2012-2013 Action Plan, City staff met as necessary with the Community Development Advisory Committee (CDAC). The CDAC is a 14-member volunteer board that is appointed by the City Commission. The CDAC members reviewed CDBG project funding requests.

In 2009, the City completed a community satisfaction survey which over 1000 residents and 500 businesses participated. Phone surveys were conducted in both English and Spanish. The surveys provided the City with the information needed to develop, improve and implement strategic priorities for the future of the City. The 2009 survey was a follow up to the community satisfaction surveys conducted in 2005 and 2007.

Any comments received from the public pertaining to the Action Plan will be addressed in the format described the City's Citizen Participation Plan. Written comments received are included under "Exhibits".

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

While the Office of Real Estate, Housing and Community Development serves as the lead agency, the One-Year Action Plan is implemented with the assistance of various non-profit social service providers, the Miami Beach Community Development Corporation, the Miami Beach Housing Authority, and various other for-profit entities.

The Office also strengthens efforts of the continuum of care for homelessness by providing emergency shelter and other support services for homeless individuals and families, and/or interim assistance for the prevention of homelessness. The City previously collaborated with the other local entitlement jurisdictions including Miami-Dade County, City of Miami, City of Hialeah and City of North Miami in the creation of a "Metropolitan Fair Housing Advisory Committee" as part of its effort to complete an updated Analysis of Impediments to Fair Housing Choice report, which was prepared by Housing Opportunities Project for Excellence (H.O.P.E.) Inc.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

The overall standards used to monitor the management and implementation of the City's Action Plan is the applicable laws found in the Code of Federal Regulations, Title 24 which pertains to HUD. In addition, policy memorandums and notices issued by HUD and consultation with the HUD's Miami Field Office - Community Planning and Development Department, serve as guidance in maintaining and monitoring program compliance. HUD's Community Planning and Development Office has developed a monitoring guide that is used to monitor grantees. Other applicable regulations and policies such as those from the Department of Labor, U.S. Office of Management and Budget, Office of Fair Housing and Equal Opportunity, and the Environmental Protection Agency are standard for any monitoring tools and procedures developed for housing and

community development programs.

Subrecipients will be monitored for compliance with the following HUD rules and regulations:

- National Objective and Eligibility
- Conformance to the Subrecipient Agreement
- Record-Keeping Systems
- Financial Management Systems
- Insurance
- Procurement
- Equipment and Real Property
- Non-Discrimination and Actions to Further Fair Housing

The goal of subrecipient monitoring is to ensure that services are provided as prescribed in the subrecipient contract and to identify concerns and or findings and implement corrective action. The emphasis is on prevention, detection and correction of problems. All quarterly reports submitted by the subrecipients will undergo a desk review and risk assessment. Technical assistance workshops, training and monitoring visits will be performed throughout the program year.

Communication is the key to a good working relationship with the subrecipient agencies. Monitoring is an ongoing process involving continuous subrecipient communication and evaluation. The staff of the Office of Real Estate, Housing and Community Development is experienced in subrecipient monitoring criteria and techniques.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

The City of Miami Beach will continue to evaluate lead-based paint hazards by contacting the Miami Dade Health Department annually to determine whether any residents have been diagnosed with high levels of lead and where the housing units are located.

As part of any City administered housing program, the City will ensure that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built prior to

1978. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG/HOME funding. These actions will prevent lead poisoning and hazards in the community.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

Increasing decent affordable housing opportunities is a priority objective in the City. The City currently has programs such as first-time home buyer assistance and multi-family residential rehabilitation which are funded from CDBG, HOME and/or SHIP. Maintaining and increasing affordable rental properties is a priority of the City. Continuing to fund these activities and programs will remain a priority.

As evidenced by the CHAS special tabulation data, the priority need in the City remains affordable rental housing. The highest priority continues to address the households that have very low income and are paying more than 50% of their income on housing needs and/or are living in substandard housing.

The medium priority is assigned to households at 51% to 80% AMI, therefore having less severe issues. The lowest priority will be assigned to those households with incomes 80% AMI or greater.

TABLE: SUMMARY OF 2012-2013 HOUSING PLAN OBJECTIVES AND OUTCOMES

Priority Objectives	Proposed Activities/Project	Outcome Statement	Indicator Performance Measure	1 Year Goal	Funding Sources
Decent Housing	Single Family Housing Rehabilitation	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod households.	Homes Rehabilitated	0	
Decent Housing	Scattered Site Home Purchase Assistance (Down Payment/Closing And Mortgage Buy Down)	Improve affordability of decent housing within City for low/mod households.	Households	1 Household	SHIP
Decent Housing	Scattered Site Home Counseling	Improve availability and accessibility of decent housing in the City	Persons Counseled	30 Persons	County CDBG
Decent Housing	Multi-Family Housing Rehabilitation Program	Improve availability and accessibility of decent rental housing in the City.	Rental Units Rehabilitated	24 Units	HOME, CDBG and Private Investment RDA
Decent Housing	Outreach Activities	Improve availability and accessibility of decent housing opportunities in the City.	Training Sessions Per Year	4 Sessions	CDBG
Suitable Living Environment	Code Compliance	Encourage suitable living environments that promote sustainability in the City.	Number of People that Live in the North Beach Target Area	23,340	CDBG

Resources Available

(Federal) CDBG – Community Development Block Grant. Funds will be used primarily for home repair assistance, purchase assistance and may be utilized for one time emergency assistance needs.

(State) SHIP – State Housing Initiative Partnership - \$42,524. Remaining funds from prior year allocations will be utilized primarily for rehabilitation of units in the City. This is only funding that will be available for households that are at 80% to 120% AMI.

(Federal) HOME – Home Investment Partnerships Funds will be used primarily for the rehabilitation of units. Funds will be set aside for a certified Community Housing Development Organization to undertake eligible HOME activities.

(Local) Redevelopment Agency Funds (RDA) – Through tax increment financing available to the City Center RDA, funds are available for target areas.

Additional Leverage Resources

Section 202 - Program designed to promote the creation of new units or substantial rehabilitation of units, by a non-profit, for housing and related facility for the elderly, and mentally or physically disabled.

Public Housing Grants – Grants that are provided by HUD to local public housing agencies. Funds are used to construct or rehabilitate publicly owned housing which is rented at below market rate to very low and low income households.

Potential State Leverage Resources

SHADP – Special Housing Assistance and Development Program. This program is designed to target smaller rental developments for hard-to-serve populations such as persons with a disability, frail elders and people who are homeless. SHADP helps finance development and operation of developments that have other resources.

Tax Exempt Bonds – Issued by Florida Housing Finance to provide funding to subsidize units for very low and low income households.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

The following HACMB projects are underway:

HACMB – Lois Apartments Rehabilitation - \$150,000 – Rehabilitation of the Lois Apartments, located at 211 Collins Avenue. This project will provide for the replacement of windows and doors in this 16-unit, rental (Section 8) property with hurricane/impact resistant doors and windows.

Two HACMB projects are included in the FY 2012/13 Plan;

The HACMB, which operates independently from the City of Miami Beach, will undertake its own programs.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

As a recipient of Florida's SHIP funds, the City of Miami Beach is required to reinstate its Affordable Housing Advisory Committee (AHAC). The AHAC is an 11-member advisory board that is charged with the responsibility of reviewing the City's Comprehensive Plan and affordable housing policies and making recommendations to the City commission about how to enhance policies and incentives to promote affordable housing within the City. The City is required to submit to the State the committee's updated policy review and recommendations every three years.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME/ADDI response:

The City of Miami Beach receives HOME funds which are utilized by the City's CHDO for rehabilitation and refinancing of buildings to provide affordable rental housing and rental assistance to income eligible persons to increase the number of affordable housing units in the housing stock.

Appropriate Refinance Options

- To ensure a lower interest rate.
- Inability or unwillingness of the existing lender to cooperate with the planned HOME program financing or improvements.
- The Subrecipient (CHDO) used interim financing in order to secure an available property.
- Secure advantageous terms, conditions or procedures offered by a refinancing lender (No payments required during the construction period) or
- Other circumstances as may be approved on an individual basis.
- Refinancing must be incidental to the overall goal of the multi-family rehabilitation.

Staff Review

Each HOME program involving refinancing will be evaluated by the Housing and Community Development Division. The staff review will consist of:

- A determination that rehabilitation, not refinancing is the primary activity.
- Ensure project has a minimum affordability period of 15 years or longer period if determined appropriate.
- A determination that the cost of rehabilitation is not less than an aggregate cost of \$10,000 per unit in any project that is included.
- A review of management practices which should demonstrate disinvestment in the property has not occurred.
- A determination that the long term needs of the project can be met.
- A determination that serving the targeted population over an extended affordability period is feasible.
- A statement of whether the new investment is being made to maintain current affordable units or to create additional affordable units or both.

The policies above apply to HOME activities regardless of where they occur within the City. HOME funds cannot be used to refinance multi-family loans made or insured by another federal program, including CDBG. To expedite staff review, each project for which refinancing is sought shall be submitted to the Housing and Community Development Division with information addressing the purpose, and each of the above mentioned review items.

The City will not receive ADDI funds in FY 2012-2013.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. **Sources of Funds**— Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. **Homelessness**— In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. **Chronic homelessness**—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. **Homelessness Prevention**—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. **Discharge Coordination Policy**—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Homeless Prevention Elements response:

Sources of Funds

The City is a sub-recipient of Supportive Housing Program (SHP) funds from the Miami-Dade County Homeless Trust; it matches these funds with revenue generated by resort tax funds. It provides for supportive street outreach and placement services. The City is also receives funding from the Miami-Dade County Homeless Trust to assist the homeless in replacing state issued identification and placing homeless families, chronic homeless individuals, as well as transgendered homeless individuals in hotels until appropriate shelter is available.

The City also utilizes \$335,875.00 in resort tax funds to purchase additional emergency shelter beds for homeless individuals and families. This includes 31 emergency shelter beds at the Salvation Army, 15 emergency shelter beds at the

Miami Rescue Mission, and two treatment beds with Citrus Health Network, Inc., a community mental health services provider that enables the provision of short-term housing to the City's chronic homeless clients suffering from mental illness and/or substance abuse addiction. The City, through resort tax funds, also provides for food, identification assistance, and storage for items belonging to homeless clients provided with emergency shelter.

Homelessness

The City continues its efforts to reduce the number of homeless in Miami Beach by collaborating with the Miami-Dade County Homeless Trust and its Continuum of Care (CoC) to provide housing placements and other homeless services throughout Miami-Dade County. The City facilitates these efforts through the City's Homeless Services Program street outreach team, who conduct initial assessment, evaluate for residential stability, and provide placement into emergency, transitional, and permanent housing. The City receives an allocation of 34 emergency shelter beds out of the 794 emergency shelter beds funded by the Miami-Dade County Homeless Trust. As well as the 31 beds at the Salvation Army, 15 beds at the Miami Rescue Mission, and two treatment beds at Citrus Health Network, Inc. The City refers to several transitional and permanent housing providers in the CoC including: Camillus House, Citrus Health Network, Carrfour and Douglas Gardens (the latter both have facilities within Miami Beach).

The Homeless Services Program also provides identification replacement assistance, which assists the homeless with the replacement of state issued picture identification. Many times not having picture identification poses a barrier to accessing much needed services.

Other services provided to reduce the homeless population include transportation, free bus passes, referrals to other community resources, family reunification, food, and storage for items that belong to homeless individuals placed in shelter.

Priority Homeless Needs specific to Miami Beach include:

- Homeless Prevention
- Street Outreach
- Emergency Shelter
- Transitional Housing
- Permanent Housing

Obstacles to reducing the number of homeless in Miami Beach are:

- the lack of available emergency shelter beds, and
- the 30 day turn-around period for which a homeless person is not allowed to return to shelter if they left the shelter without notice.

Chronic Homelessness

The City of Miami Beach intends to support homeless initiatives and outreach efforts that promote ending chronic homelessness by 2012. These include initiatives and efforts focused on homelessness prevention, comprehensive street level outreach, assessments, emergency shelter, transitional and permanent housing placements, and referrals for services to address the needs of the homeless in the City. The goal is to help chronically homeless persons make the transition to permanent housing and independent living. The City, through its Homeless Services Program, utilizes the referral system and network of providers available through the Miami-Dade County CoC.

- The Coordinated Outreach Program contracted to Citrus Health Network, Inc. This program is based on the Philadelphia Model Coordinated Outreach program, a best practice model. This approach includes all outreach teams, licensed clinical staff, and a psychiatrist. The program identifies (via referrals from the outreach teams) and tracks individuals experiencing chronic homelessness and compiles a focus list for targeted services. The individuals are then provided targeted assessment, clinical and primary health services, and placement of clients into appropriate permanent supportive housing and treatment.
- The CoC also has Safe Havens, which have proven highly effective in engaging the chronic homeless, particularly those impacted with mental health issues.
- Housing First, low demand models for those individuals and families experiencing chronic homelessness continues to be a funding priority for the Homeless Trust.

Homelessness Prevention

Through the countywide homeless hotline, funded by the Homeless Trust, individuals and families at risk of homelessness are assessed and provided with or linked to appropriate services, including but not limited to: case management, rental assistance, utilities assistance, and other services.

Emergency Food and Shelter Assistance provided by FEMA Funds are utilized to assist individuals and families in need of emergency assistance with issues regarding payment of utility bills, rent and mortgage payments and also provides temporary shelter and food. These funds are administered by the Miami-Dade County Community Action and Human Services Department.

Discharge Coordination

The Miami-Dade County Homeless Trust has established a Memoranda of Agreement with several systems of care. The goal of the agreement is to prevent homelessness, by setting forth discharge policies, and the identification of roles and responsibilities related to the discharge of homeless individuals and those who are at risk of homelessness. Some of the agencies who have executed inter-agency agreements are the Miami-Dade Corrections & Rehabilitation Department, the Department of Children and Families, the Eleventh Judicial Circuit Court of Florida, the Public Health Trust, Our Kids of Miami-Dade/Monroe, Inc., and the State Attorney's Office.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 5 Action Plan ESG response:

This section does not apply as the City of Miami Beach no longer receives McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG).

COMMUNITY DEVELOPMENT

Community Development

***Please also refer to the Community Development Table in the Needs.xls workbook.**

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

***Note:** Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

The following section addresses non-housing community development needs in the City of Miami Beach. In general the City's priority non-housing community

development needs have been public facilities/infrastructure improvements and public service needs. Through the 2008-2012 Consolidated planning process the City of Miami Beach has identified priority needs and a community development needs worksheet can be found under the Exhibits section. Public service activities that assist youth, elderly, homeless, and special needs, will continue to be priorities. The North Beach revitalization district will also remain a priority.

Public Facilities and Infrastructure Improvements

Activities such as senior centers, community centers, youth centers, neighborhood facilities, recreational facilities, and water/sewer projects are eligible CDBG activities. These improvements must benefit low to moderate income persons. These activities can be undertaken in low to moderate income areas or public facilities can be constructed where it is clear the presumed beneficiaries are low to moderate-income citizens. Specific public facilities and infrastructure improvements have been identified on the needs worksheet.

The use of CDBG funds can be leveraged against available resources from the City's Redevelopment Area Tax Increment Financing, Capital Improvement Program, Enterprise Zone, or private investment to carry out activities within the community. CDBG funds are not meant to replace an existing funding source but rather to serve as a catalyst for projects that would not be accomplished without the assistance of the CDBG program.

North Beach Revitalization

The City of Miami Beach's priority community development needs continues to focus on the North Beach Community. In 2001, HUD approved the City's adopted Neighborhood Revitalization Strategy (NRS) for North Beach. The NRS includes a list of projects targeted for this area, an area that has not experienced the revitalization felt in South Beach and other areas. There is also a redevelopment plan in place that provides for tax increment financing (TIF) revenue.

North Beach is the northernmost section of Miami Beach and encompasses the area of 63rd Street north to 87th Street and Biscayne Bay east to the Atlantic Ocean. Residents are primarily low to moderate-income renters.

Also, many parts of the North Beach area are included in a State-designated Enterprise Zone, including all of the commercial areas and portions of the residential neighborhoods. The area is being expanded. The Florida Enterprise Zone program offers financial incentives to businesses located in designated areas found in urban and rural communities. These incentives are offered to encourage private investment in the zones as well as employment opportunities for the area's residents. Such incentives include:

- Enterprise Zone Jobs Tax Credit (Corporate Income Tax)
- Enterprise Zone Jobs Tax Credit (Sales and Use Tax)

- Enterprise Zone Property Tax Credit (Corporate Income Tax)
- Sales tax refund for building materials used in rehabilitation of real property
- Sales tax refund for business machinery and equipment
- Sales tax exemption for electrical energy
- Community Contribution Tax Credit Program

The NRS and North Beach Redevelopment Plan contain a variety of strategies that drive revitalization efforts in the area.

The NRS captures a variety of CDBG eligible community development strategies to address the diverse needs of the community range from historic preservation to upgrading public infrastructure and facilities.

Basis for Priority: The City has an approved NRS for the area specifically designed to improve the area to help sustain the overall economic vitality of the City.

Obstacles: Sufficient funding to address the many needs is difficult to assemble. The various needs of the community such as economic opportunity, housing, and legal issues may serve as an obstacle to attracting private investment needed to help revitalize it. Cost of homeownership is out of reach for many low income persons. The lack of ownership may thus continue to reduce the stability of the community.

Basis for Priority: The key to revitalizing a community and attracting private investment is for the City to invest in its infrastructure.

Obstacle: Funding.

Public Service Needs

Activities such as outreach, counseling, substance abuse, child care services, outreach activities, and training are generally considered public service activities. These funds are subject to a 15% cap under the CDBG program. With a diverse community such as Miami Beach, a variety of services is needed. Some of the services addressed as priorities include:

- Child Care Services
- Economic Development
- Employment Training
- General Public Services
- Health Services
- Public Facilities and Improvements
- Senior Programs and Senior Services
- Services to Persons with Disabilities
- Youth Programs

Basis for Priority: Each year, during the City's Request for Proposal process, the majority of applications received are public service based.

Obstacle: Funding, capacity of service providers, and possible unnecessary overlap in delivery.

TABLE: SUMMARY OF 2012-2013 COMMUNITY DEVELOPMENT OBJECTIVES AND OUTCOMES

Prior Objectives	Proposed Activities /Projects	Outcome Statement	Indicator Performance Measure	1 Year Goal	Funding Sources
Economic Opportunity	Job Training/Public Service	Improve availability and accessibility of jobs to low/mod persons.	Job Training	50 Persons Trained	CDBG
Suitable Living Environment	Senior Centers	Encourage suitable living environments that promote sustainability in the City.	Physical Improvements Made To Benefit Low To Moderate Income Persons In Target Areas Including North Beach Revitalization Area	1 Public Facility	CDBG/Section 108, RDA
Economic Opportunity/ Suitable Living Environment	Public Service Activities: Child Care Services General Public Services Health Services Senior Programs and Senior Services Services to Persons with Disabilities Youth Programs	Promote economic opportunities and/or suitable living environment with new/improved access to public services.	Persons Assisted	11,450 Persons	CDBG
Economic Opportunity/ Suitable Living Environment	Façade Improvement Program	Promote economic opportunities and/or suitable living environment.	Businesses Assisted	10 Businesses	FY 11/12 CDBG Private Match

Anti-Poverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

The Anti-Poverty Plan is intended to increase incomes and job opportunities for low-income households. Miami Beach's economy relies on lower paying service-sector and seasonal tourism-oriented jobs. Many of these jobs are open to people with low skills and low educational attainment. In response to the Welfare Reform Act, the City of Miami Beach focused its core to combat poverty and focused on the creation of secure, well-paying jobs. Implementation of these anti-poverty efforts remains a cooperative effort between the City, the local business community, community development agencies, nonprofit organizations, the City's designated CHDO, the Housing Authority of the City of Miami Beach, Inc., and other service organizations.

A major objective of the City's economic development activities is the stimulation of economic revitalization and job creation by facilitating business development and expansion, job creation/retention, encouraging private development through public support, and carrying out housing and neighborhood revitalization. The development of convention-quality hotels is an economic development objective which is an example of business development that provides significant employment opportunities for persons entering the job market.

The purpose of this strategy is to link individuals and families to the programs and services available to them and to build upon existing anti-poverty program infrastructure. External factors that impact the economy will have an impact on the resources and programs available to move individuals towards economic self sufficiency as well as jobs available. These factors can also have an impact on affordable housing. However, even with negative external factors the overall goals, objectives/policies will remain the same as programs and activities are adapted to reflect market change. The City will continuously seek out opportunities that support or improve its anti-poverty strategy.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

As indicated in the 2008-12 Consolidated Plan Housing Assessment, one-fifth of the City's households are headed by a household 65 years or older and more than half are cost burdened. The burden of housing leaves many other needs unaddressed. The needs of the elderly and frail elderly are a priority in the City.

Approximately 18 percent of the population has a disability. The highest prevalence of disabilities exists among seniors. Most of the disability is physical. The needs of the disabled are a priority.

Miami Beach and the surrounding neighborhoods have some of the highest concentrations of reported adult HIV/AIDS cases in the County. Over the past ten years, there were 3,097 reported AIDS cases and 1,686 reported HIV cases in the area. The supportive needs of households with HIV/AIDS are a priority.

Obstacles

The major obstacle in meeting the needs of the non-homeless special needs populations is funding and a potential decrease in funding for non-profits. A decrease in funding will lead to fewer services provided to the community and may result in more wait-list type situations for the services.

Housing and Supportive Services – Facilities and Programs

Supportive housing and social services for special needs residents, including housing for persons with disabilities or HIV/AIDS, are provided by the City, County, local housing authorities and numerous nonprofit organizations. Primary programs are listed as follows:

Shelter Plus Care Program

The Shelter Plus Care Program administered by the Miami-Dade Housing Authority (MDHA) provides housing assistance to homeless individuals or families who have a permanent disability, such as mental illness, substance abuse and/or HIV+/AIDS. The goal of the program is to provide self-sufficiency to the residents.

Veterans Assisted Supportive Housing Program

The MDHA in conjunction with the U.S. Department of Veterans Affairs provides 50 rental vouchers to homeless veterans with severe psychiatric or substance abuse disorders.

HOPWA-Supported Housing

The countywide HOPWA Program is administered by the City of Miami. The goal is to assist program participants in achieving and maintaining housing stability so as to avoid homelessness and improve their access to, and engagement in, HIV/AIDS treatment and care. Local HOPWA funds are directed towards long-term rental assistance, project-based rental or operating assistance and, when funds allow, capital funding for rehabilitation or new construction (new construction limited to single-room occupancy units and community residences).

Approximately 1,000 households (well over 3,000 persons) are provided long-term tenant-based rental assistance and the support of housing specialists. Sixty (60) households are provided subsidized project-based housing. An additional thirty-one (31) units of housing, built in part with HOPWA funds, are restricted to housing only for persons living with AIDS.

Assisted Living Facilities

Shelbourne House: Through CDBG program funds, the City regularly provides funding to the Shelbourne House. Shelbourne House provides housing and supportive services to income eligible persons with HIV/AIDS in Miami Beach. Housing vouchers are also available to eligible residents.

Douglas Gardens: Douglas Gardens provides housing and supportive health services on a citywide basis for the elderly in Miami Beach.

Housing Accessibility Programs

Currently, 42 units from the City's assisted housing inventory are dedicated to persons with disabilities. HACMB is continuing to update and improve its public housing inventory. In accordance with their Section 504 needs assessment, HACMB is renovating Rebecca Towers to be ADA compliant. In addition, all new construction and renovation projects within the City must comply with the Americans with Disabilities Act.

Miami Beach Senior Centers

Jewish Community Services has also received funding to make improvements to another senior center and provide supportive services.

Tenant Based Rental Assistance

The City does not currently have a tenant based rental assistance program funded from HOME. However, with such a large presence of cost burdened elderly households on fixed incomes, the City may undertake a tenant based rental assistance program in the future.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 5 Action Plan HOPWA response:

The City of Miami receives and administers HOPWA funds for the Miami-Dade County metropolitan area. Local HOPWA funds are directed towards long-term rental assistance, project-based rental or operating assistance and when funds allow, capital funding for rehabilitation or new construction (new construction limited to single-room occupancy units and community residences).

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 5 Specific HOPWA Objectives response:

The City of Miami Beach does not receive HOPWA funding directly. HOPWA program objectives are identified by the City of Miami who is responsible for administering the HOPWA program for the metropolitan area. The City will support housing and other initiatives for persons with HIV/AIDS through appropriate public service/public facility dollars.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.